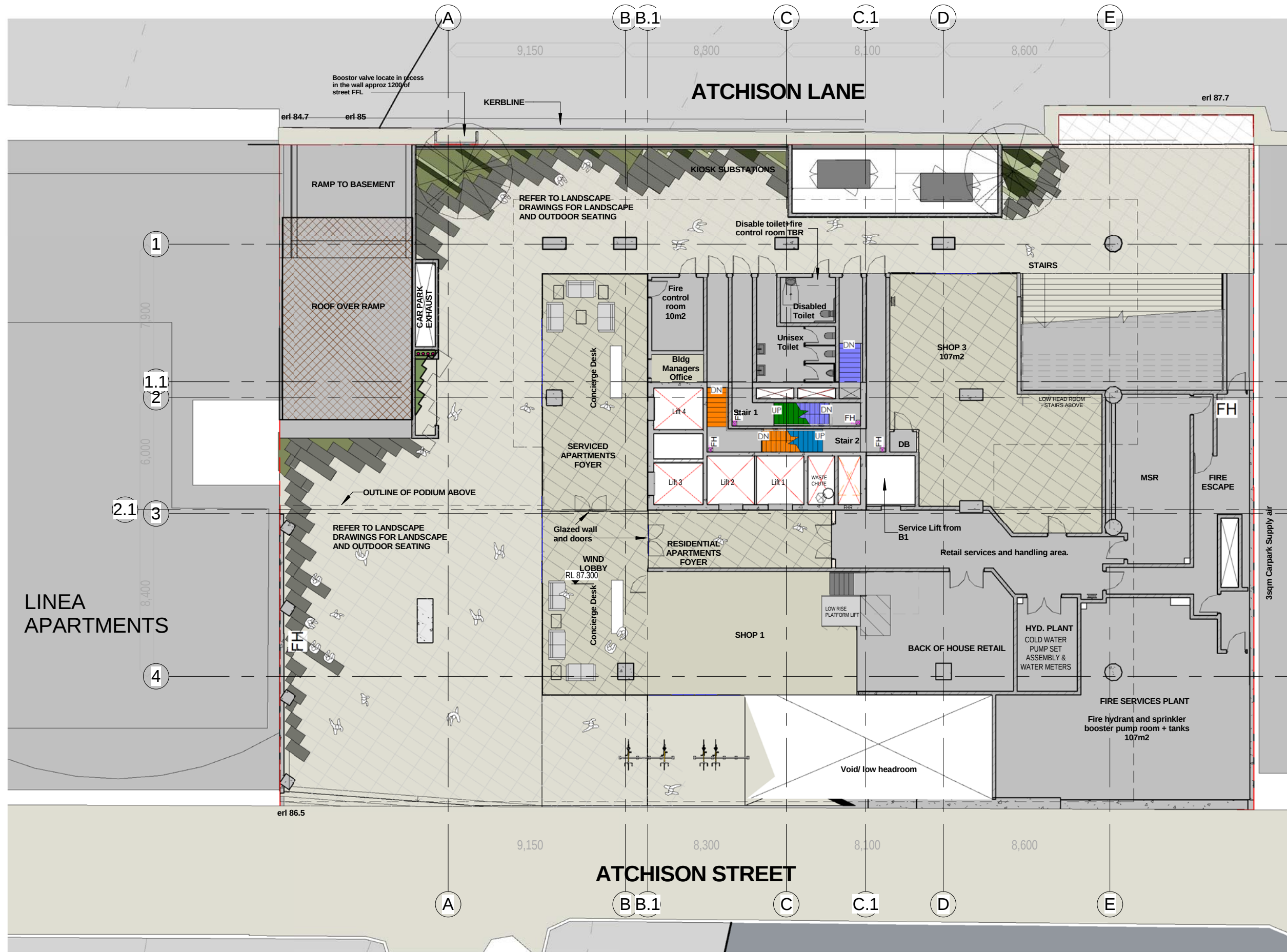




Energy Rating Certificate Number **16540013**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **34.4** MJ/m²

cooling **26.7** MJ/m²

5.4 stars

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *Tom Beckerling* Date **12/05/2014**

Building Element	Construction	Thermal Properties
Overhangs & shading	As per plans	-
External Wall	Concrete block + insulation, plasterboard internal finish	R2.0 Insulation
Internal Walls	Party walls: Plasterboard on fibre cement Other internal walls: Plasterboard on studs	-
Exposed roof areas	Concrete + insulation, plasterboard internal finish - Exposed roof areas medium absorbance	R2.5 Insulation
Internal Floor	Concrete, timber/ceramic tiles	-
Window	Aluminium frame, single clear glazing	U 4.79 SHGC 0.61
Window	Bifold doors to wintergardens	U 6.81 SHGC 0.74

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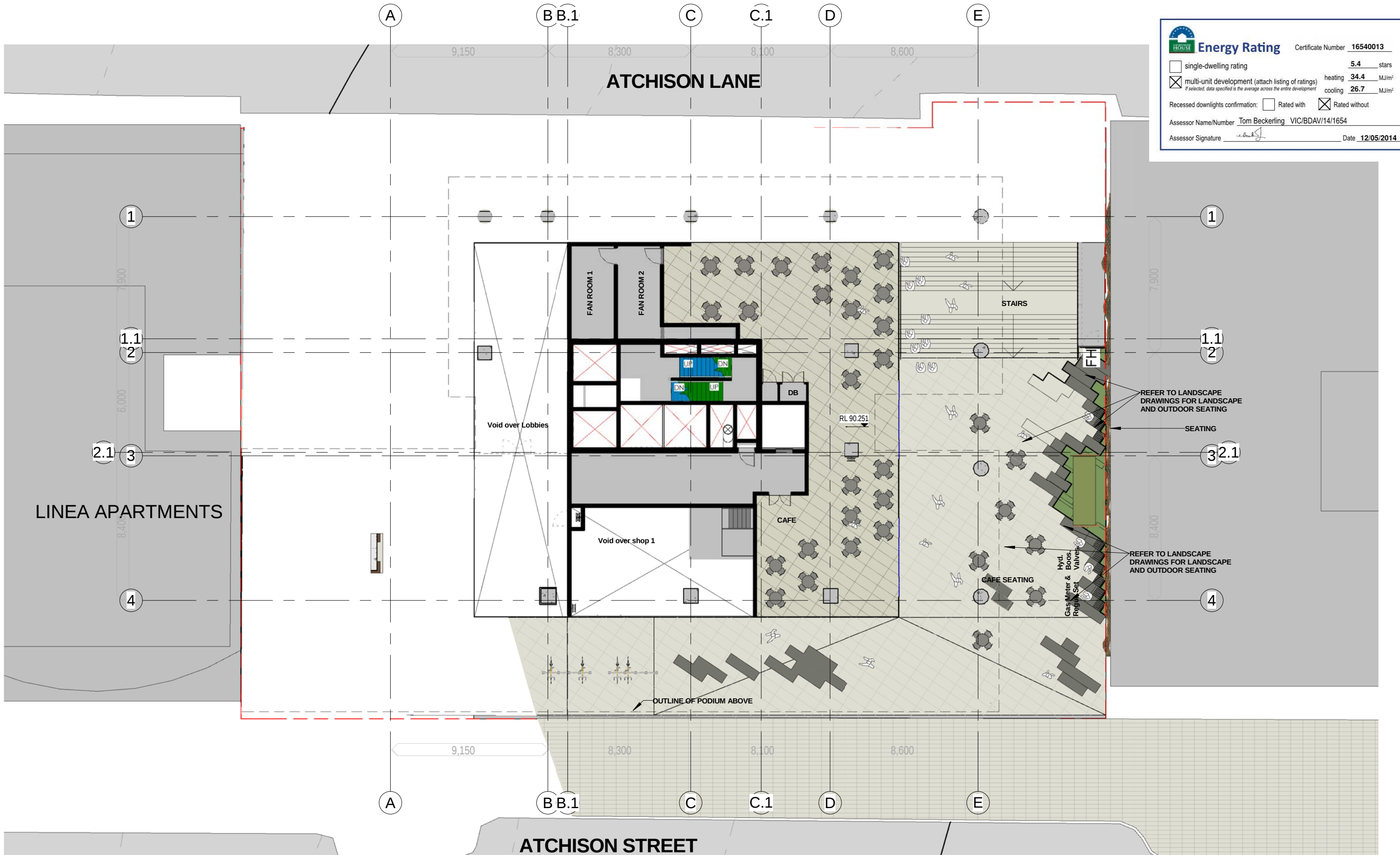
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GROUND LEVEL RESIDENTIAL ENTRY LOWER

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3
22/01/14

PA-100-2/6
FOR APPROVAL



Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development heating **34.4** MJ/m²
cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *[Signature]* Date **12/05/2014**

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Section 75W

6-16 Atchison Street, St. Leonards
Date: 28/05/13
Job No. 10323

GROUND LEVEL UPPER

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3

22/01/14

PA-100-3/8
FOR APPROVAL

Energy Rating Certificate Number **16540013**

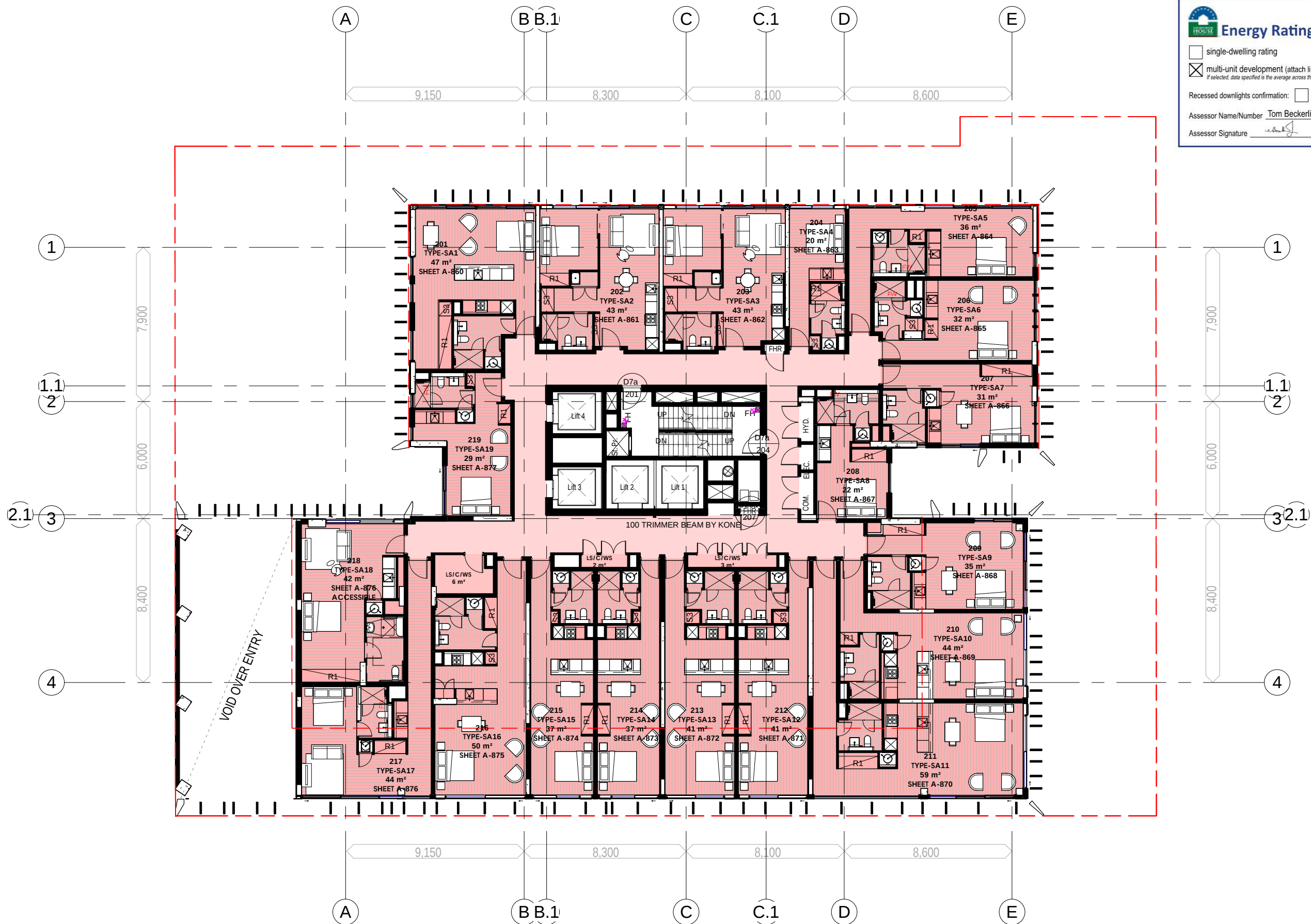
☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development heating **34.4** MJ/m²
cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *[Signature]* Date **12/05/2014**




Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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LEVEL 3

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-6/6
 FOR APPROVAL

Energy Rating Certificate Number **16540013**

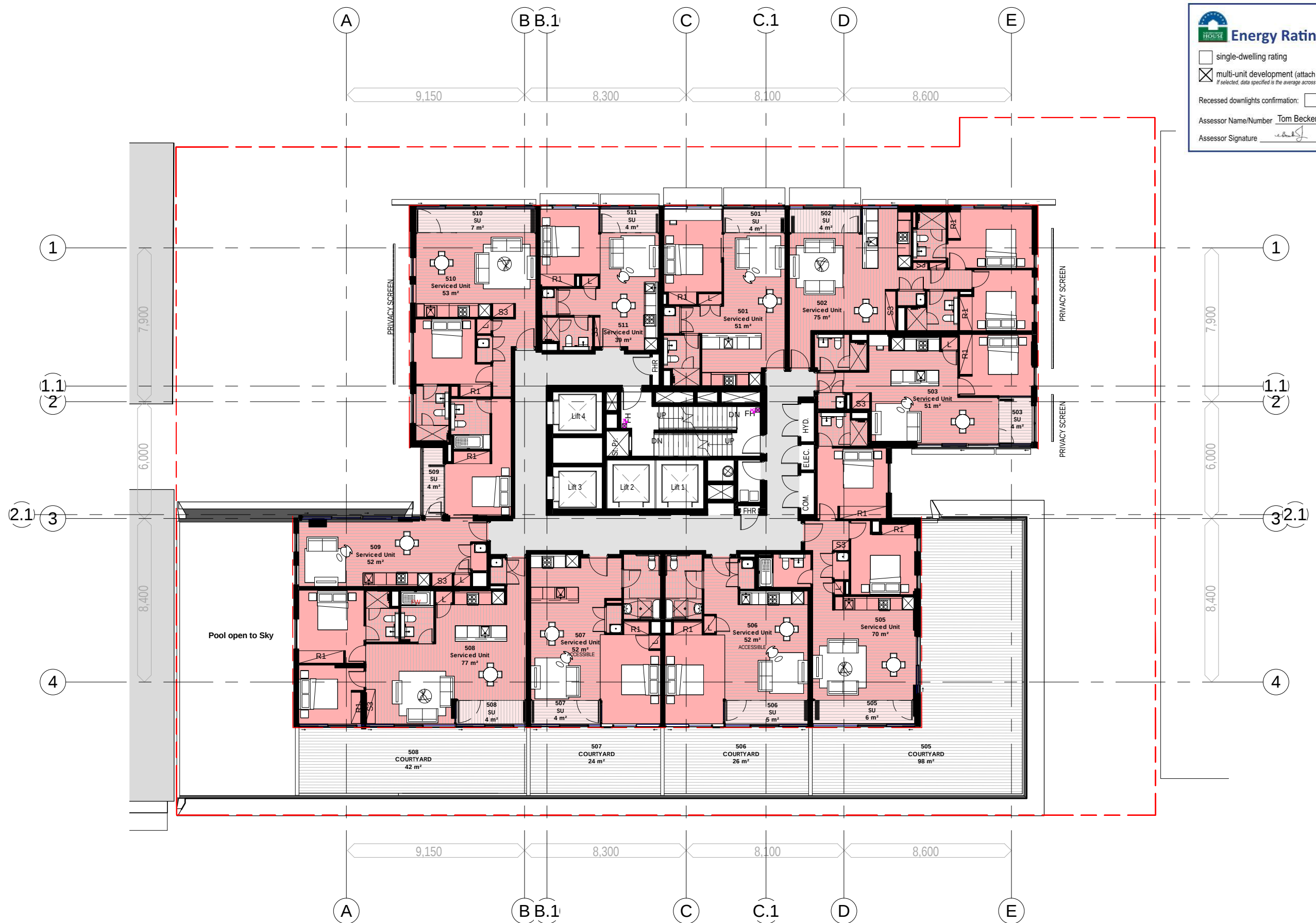
☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development heating **34.4** MJ/m²
cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *[Signature]* Date **12/05/2014**



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DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

LEVEL4

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3
14-APR-2014

PA-100-7/6
FOR APPROVAL

Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development
 heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **12/05/2014**



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NOM.ARCH.
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LEVEL 5

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
 1 : 200 @ A3
 22/01/14

PA-100-8/5
 FOR APPROVAL


Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**

5.4 stars

heating 34.4 MJ/m²

cooling 26.7 MJ/m²



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LEVEL 6

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3
8th MAY 2014

PA-100-9/5
FOR APPROVAL

Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **5.4** stars
 heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature Date **12/05/2014**



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LEVEL 7 to 19 & 22 to 27

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-10/4
 FOR APPROVAL

Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **34.4** MJ/m²

cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **12/05/2014**



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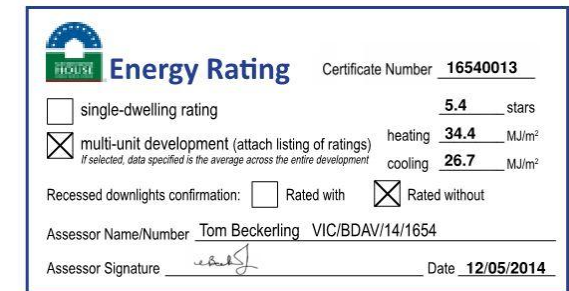
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LEVEL 20

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3
8th MAY 2014

PA-100-23/4
FOR APPROVAL




Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **5.4** stars
 cooling **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-31/1
 FOR APPROVAL


Energy Rating

Certificate Number **16540013**

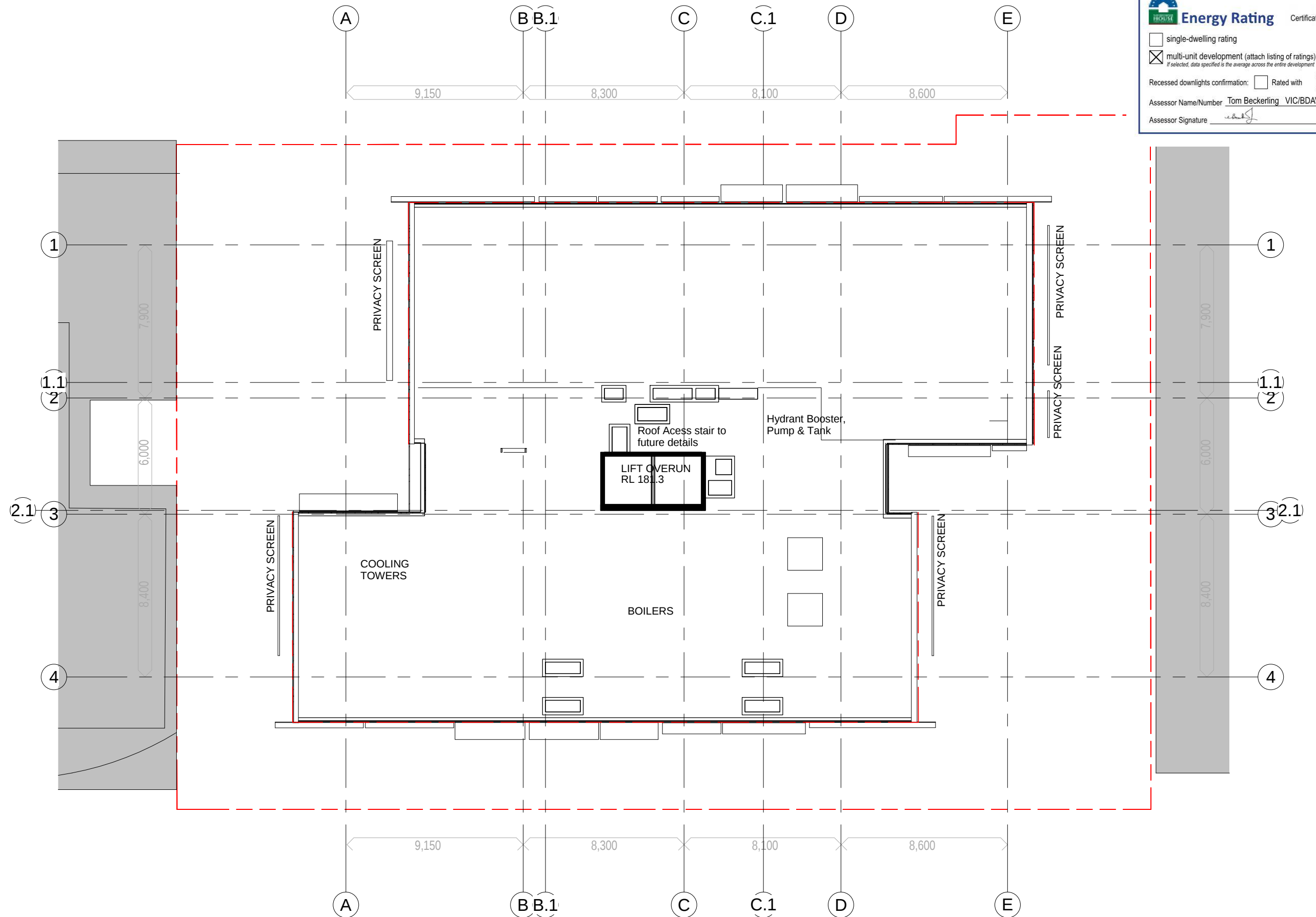
☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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ROOF PLAN

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3
14-APR-2014

PA-100-32/1
FOR APPROVAL

LEVEL 30 TOP RL
181300
PA LEVEL 29 ROOF PLANT
179100

LEVEL 28
175900

LEVEL 27
172900

LEVEL 26
169900

LEVEL 25
166900

LEVEL 24
163900

LEVEL 23
160900

LEVEL 22
157900

LEVEL 21
154900

LEVEL 20
151900

LEVEL 19
148900

LEVEL 18
145900

LEVEL 17
142900

LEVEL 16
139900

LEVEL 15
136900

LEVEL 14
133900

LEVEL 13
130900

LEVEL 12
127900

LEVEL 11
124900

LEVEL 10
121900

LEVEL 09
118900

LEVEL 08
115900

LEVEL 07
112900

LEVEL 06
109900

LEVEL 05
106900

LEVEL 04
103900

LEVEL 03
100600

LEVEL 02
97600

LEVEL 01
94600

GROUND UPPER LEVEL
90250

GROUND LOWER LEVEL
87300

PA-BASEMENT 1
82900

PA-BASEMENT 2
80200

PA-BASEMENT 3
77500

PA-BASEMENT 4
74800

PA-BASEMENT 5
72100

PA-BASEMENT 6
69400

LIQUID LEARNING GROUP BUILDING

ATCHISON STREET

GYM

ATCHISON LANE

TMAR PARTNERSHIP BUILDING

SERVICED UNIT PARKING

RESIDENTIAL PARKING

RESIDENTIAL PARKING

RESIDENTIAL PARKING

RESIDENTIAL PARKING

RESIDENTIAL PARKING

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NORTH SOUTH SECTION

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings) heating **34.4** MJ/m²
cooling **26.7** MJ/m²

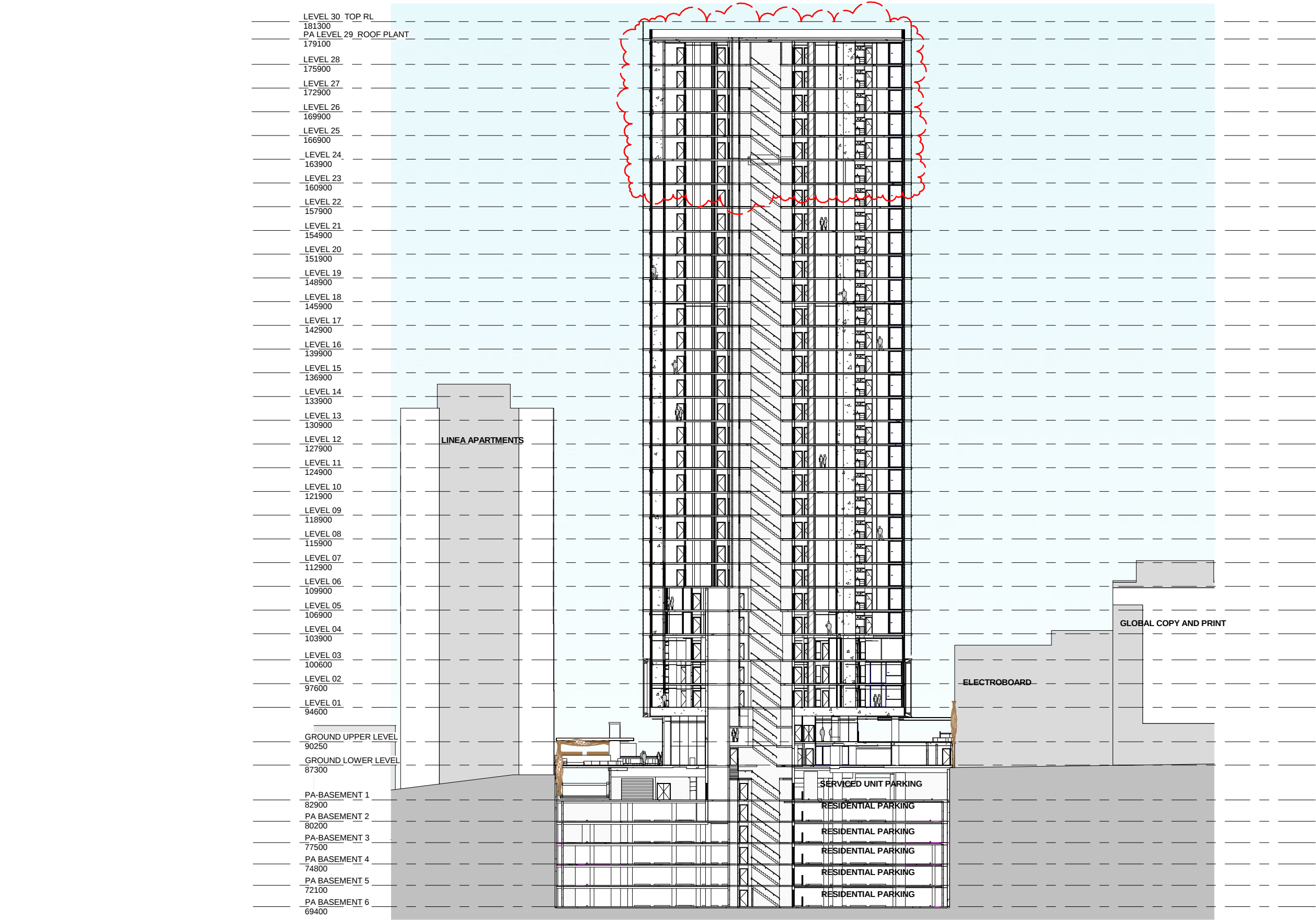
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *Tom Beckerling* Date **12/05/2014**

0 2 5 10m
1 : 500 @ A3
14-APR-2014

PA-200-01/5
FOR APPROVAL



Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings) heating **34.4** MJ/m²
cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *[Signature]* Date **12/05/2014**

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EAST WEST SECTION

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 500 @ A3
14-APR-2014

PA-200-02/4
FOR APPROVAL

Energy Rating

Certificate Number **16540013**

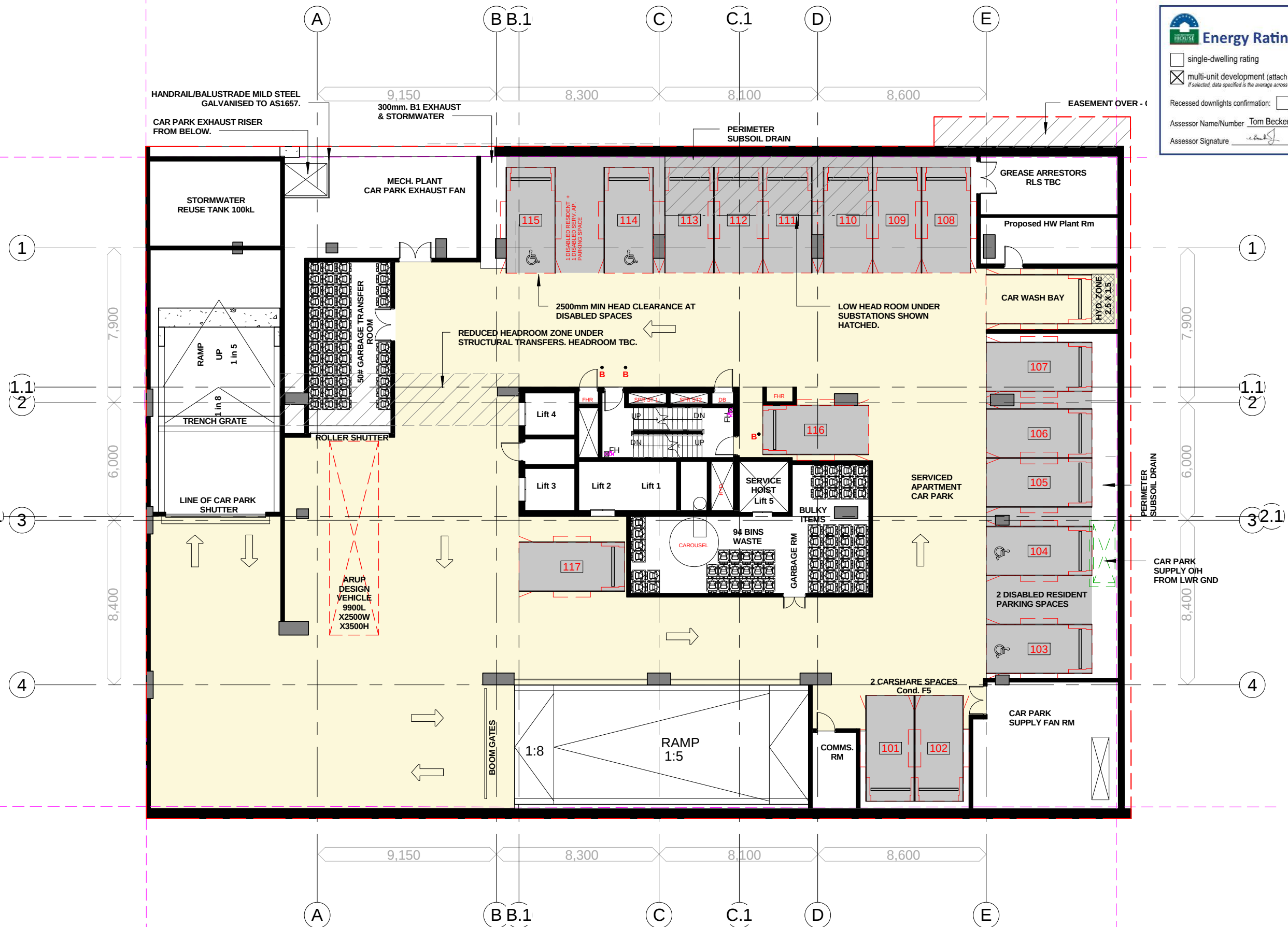
☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **12/05/2014**



Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development
 heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **12/05/2014**



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BASEMENT Level 2

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
 1 : 200 @ A3
 9th May 2014

PA-200-16/6
 FOR APPROVAL

Energy Rating Certificate Number **16540013**

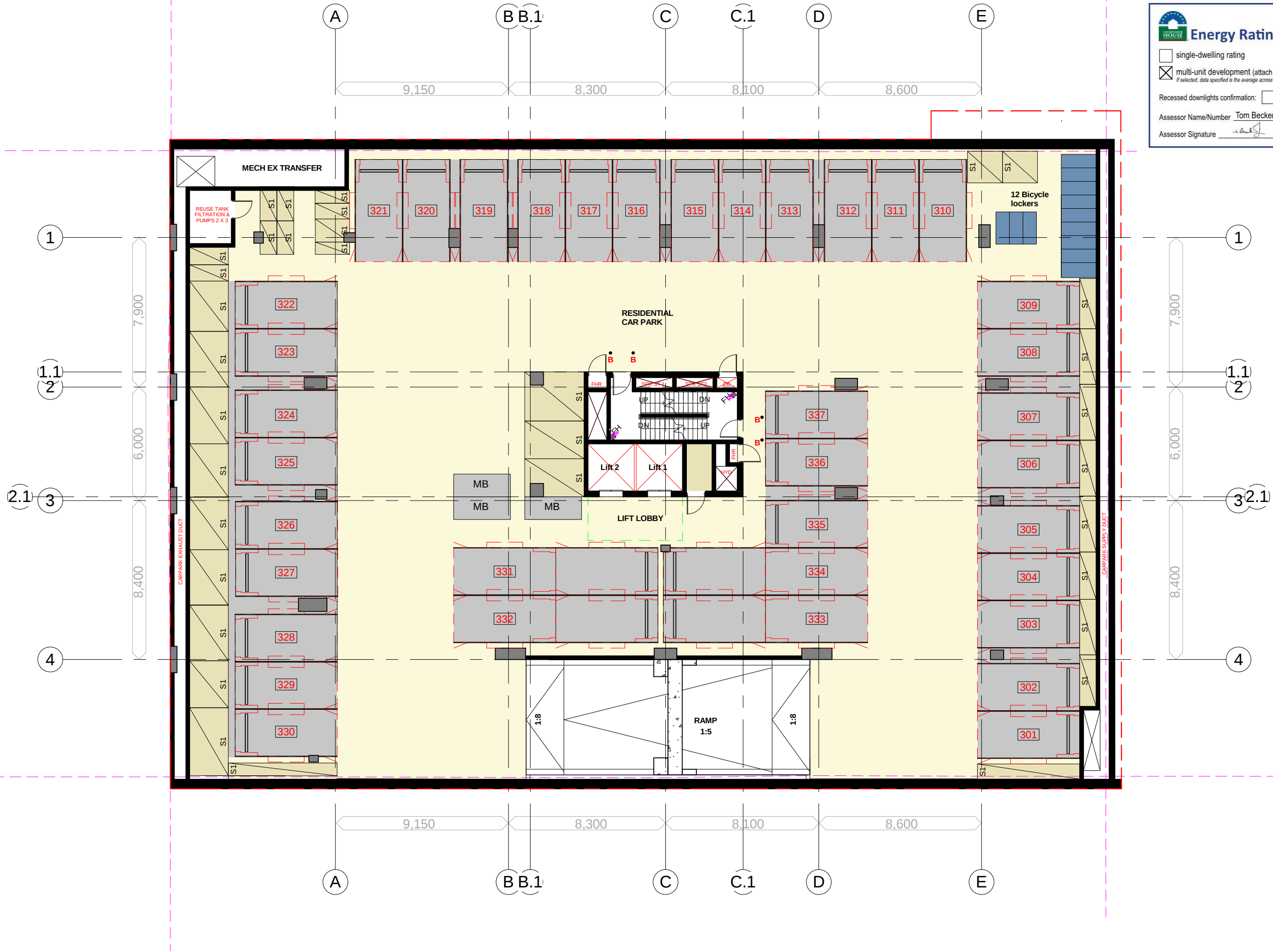
☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development
 heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature *[Signature]* Date **12/05/2014**



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BASEMENT Level 3

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
 1 : 200 @ A3
 9th May 2014

PA-200-17/6
 FOR APPROVAL

Energy Rating Certificate Number **16540013**

☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

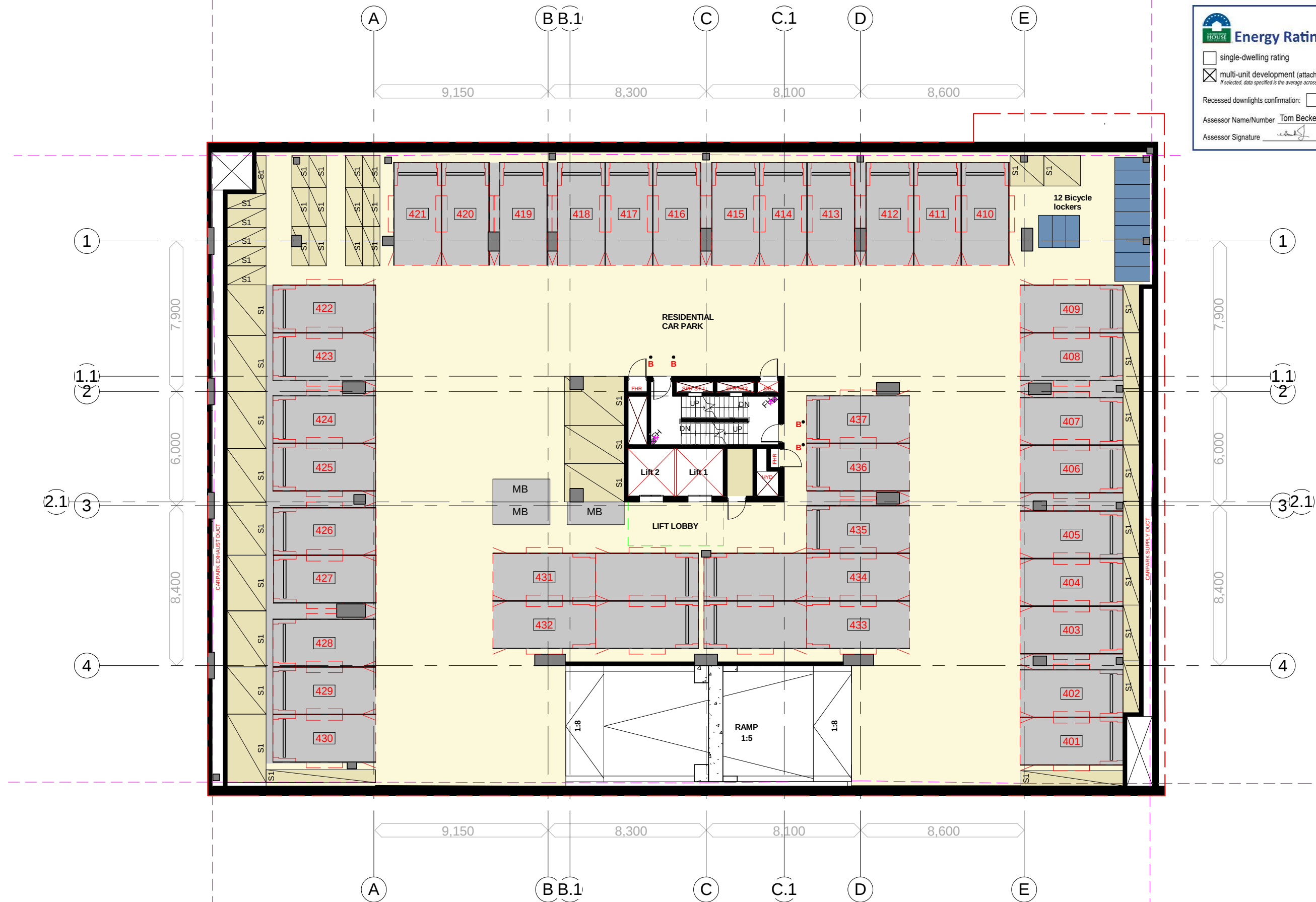
heating **34.4** MJ/m²

cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature *Tom Beckerling* Date **12/05/2014**



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BASEMENT Level 4

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 2 5 10m
1 : 200 @ A3
9th May 2014

PA-200-18/6
FOR APPROVAL


Energy Rating

Certificate Number **16540013**

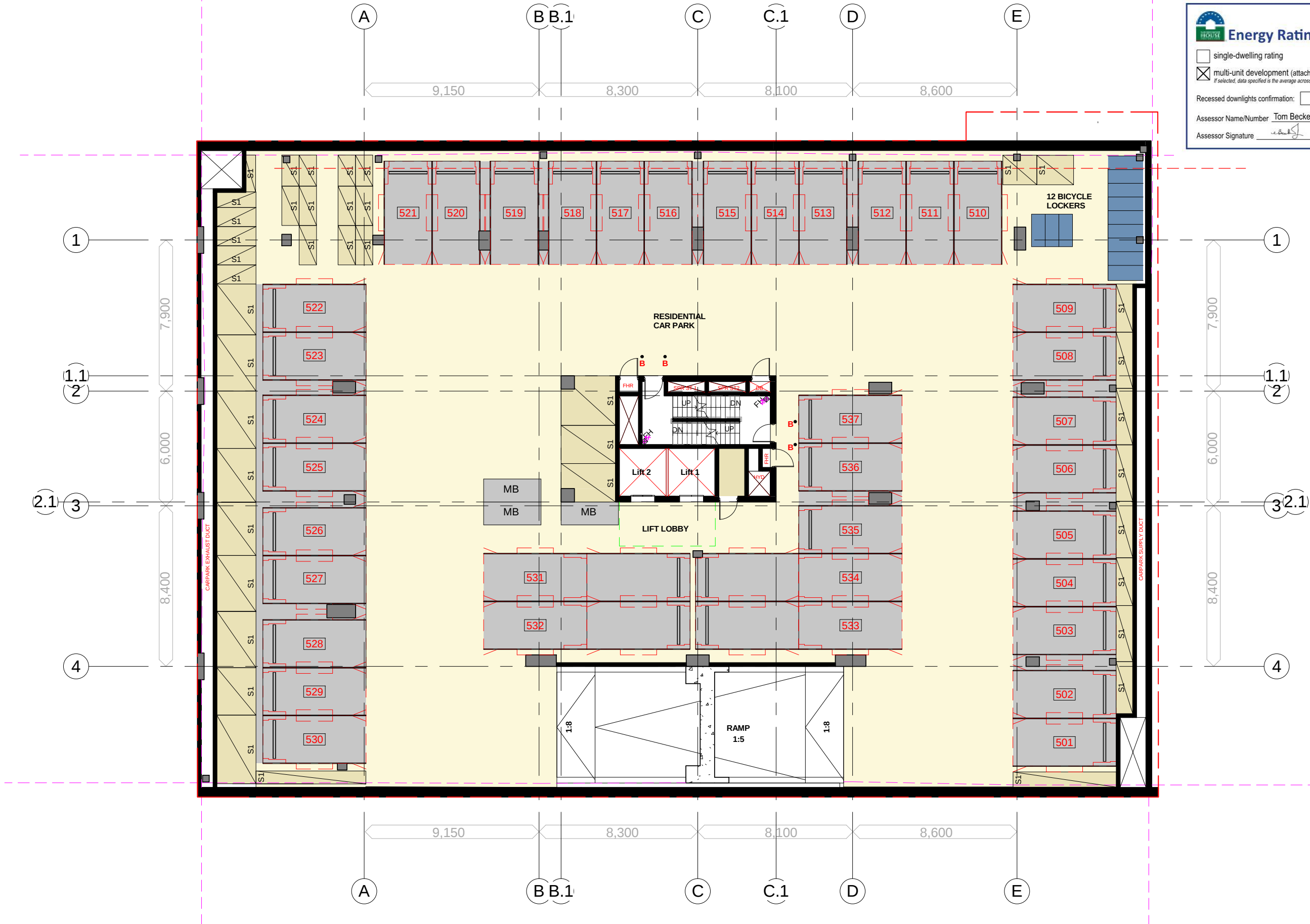
☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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BASEMENT Level 5

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-200-18A/6
FOR APPROVAL


Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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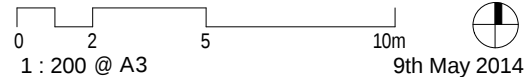
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NOM.ARCH.
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BASEMENT Level 6

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-200-19/6
FOR APPROVAL


Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

5.4 stars

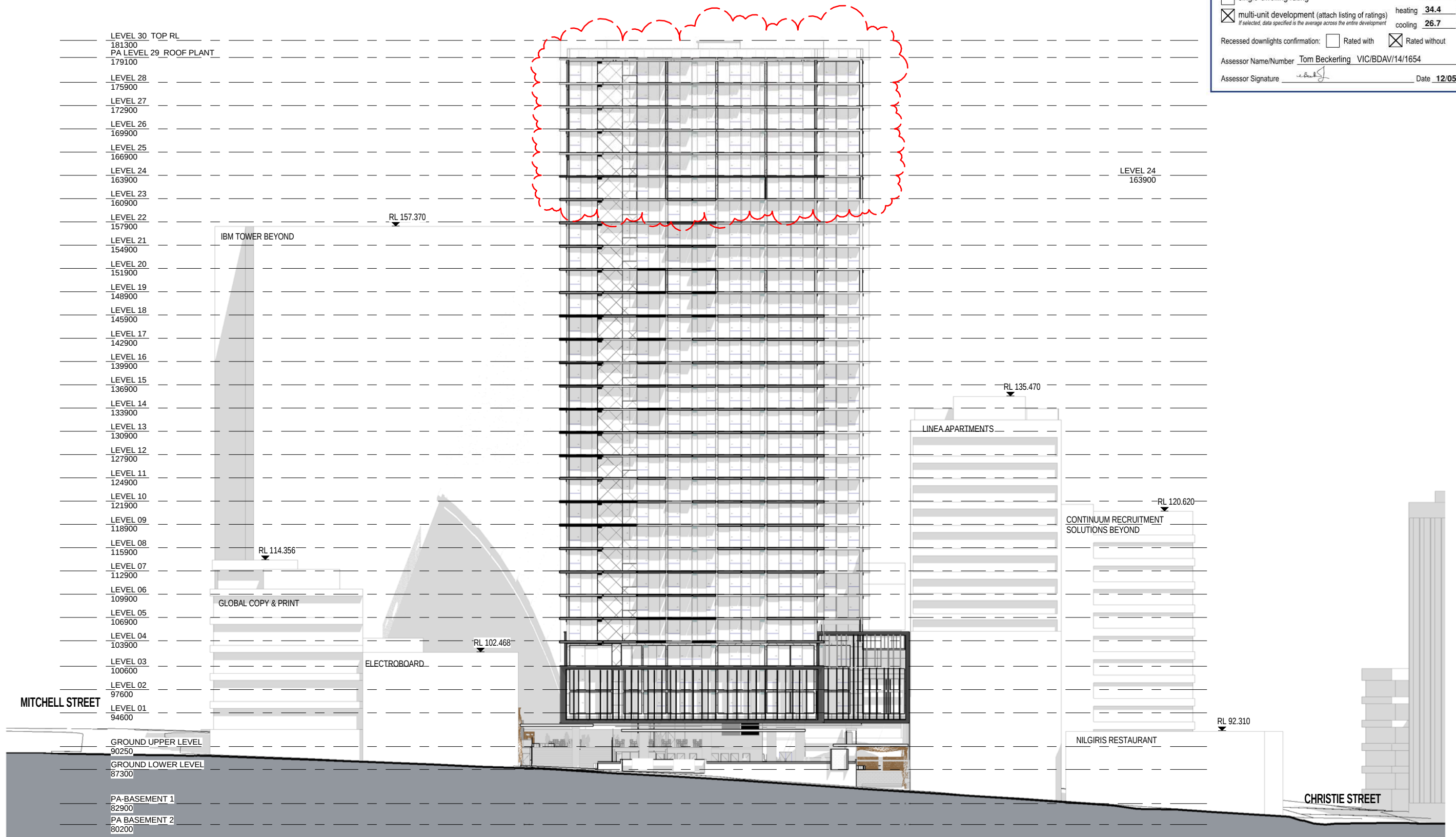
heating **34.4** MJ/m²

cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature  Date **12/05/2014**



ROBERTSON + MARKS

 **HOLDMARK**

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2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

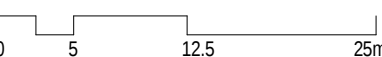
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NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

NORTH ELEVATION

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards


0 5 12.5 25m
1 : 500 @ A3
14-APR-2014

PA-300-01/8
FOR APPROVAL

 **Energy Rating** Certificate Number **16540013**

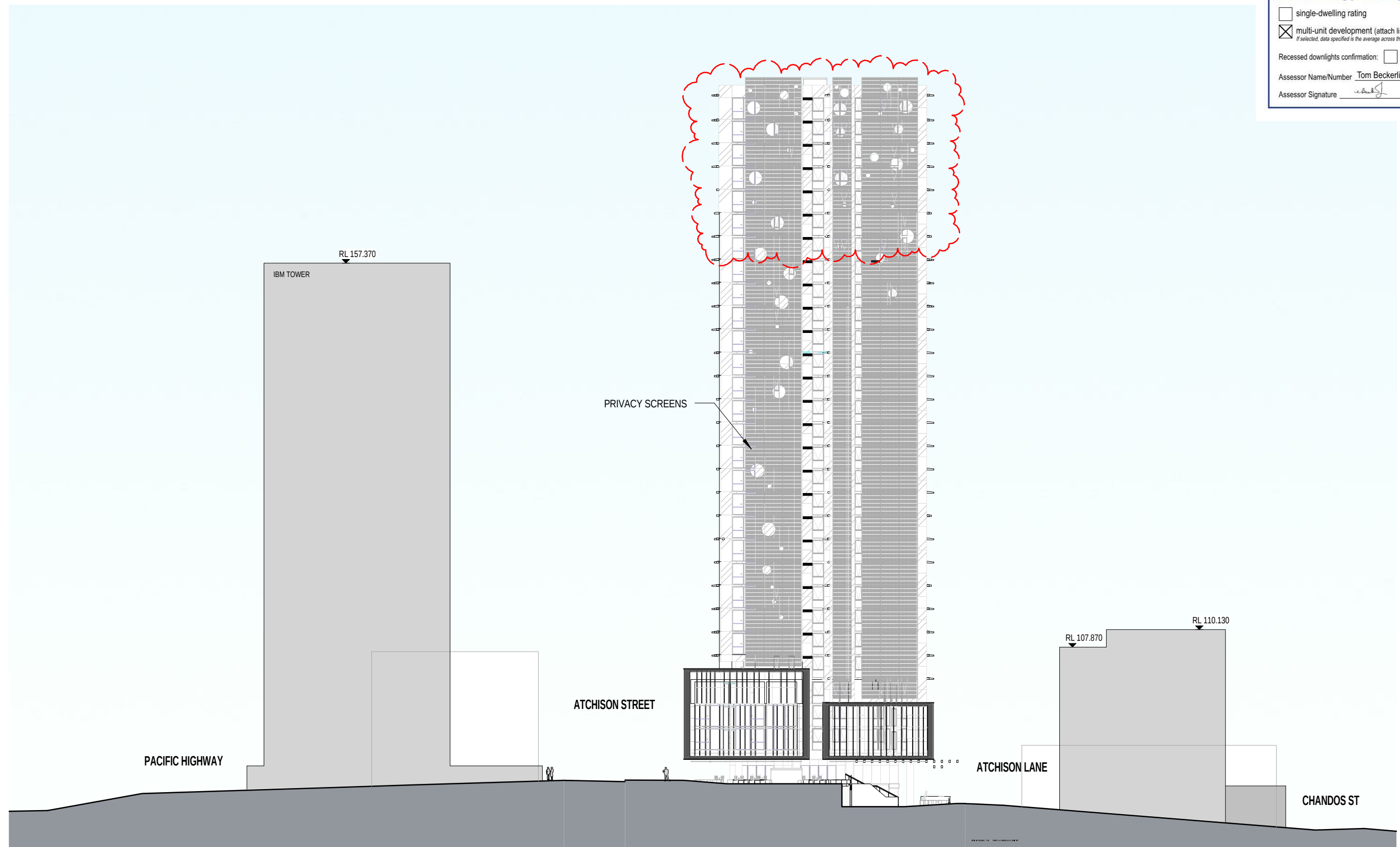
☐ single-dwelling rating **5.4** stars

☒ multi-unit development (attach listing of ratings) heating **34.4** MJ/m²
cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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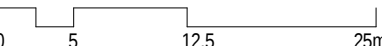
P: (02) 9889 5540
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NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

EAST ELEVATION

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards


0 5 12.5 25m
1 : 500 @ A3



14-APR-2014

PA-300-2/4
FOR APPROVAL


Energy Rating

Certificate Number **16540013**

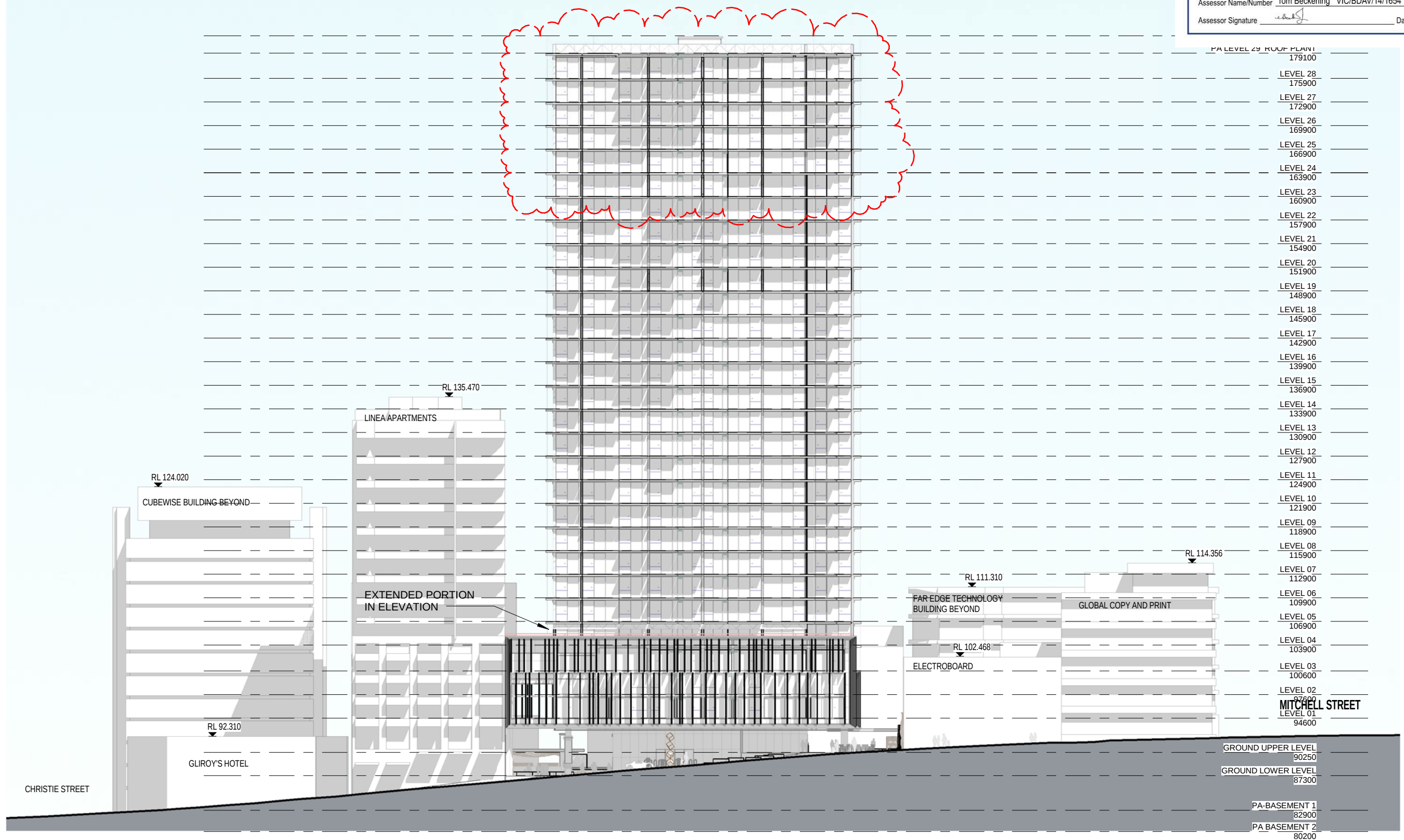
☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

heating **34.4** MJ/m²
 cooling **26.7** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**

Assessor Signature  Date **12/05/2014**



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Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 5 12.5 25m
 1 : 500 @ A3
 14-APR-2014

PA-300-3/5
 FOR APPROVAL


Energy Rating

Certificate Number **16540013**

☐ single-dwelling rating
 ☒ multi-unit development (attach listing of ratings)

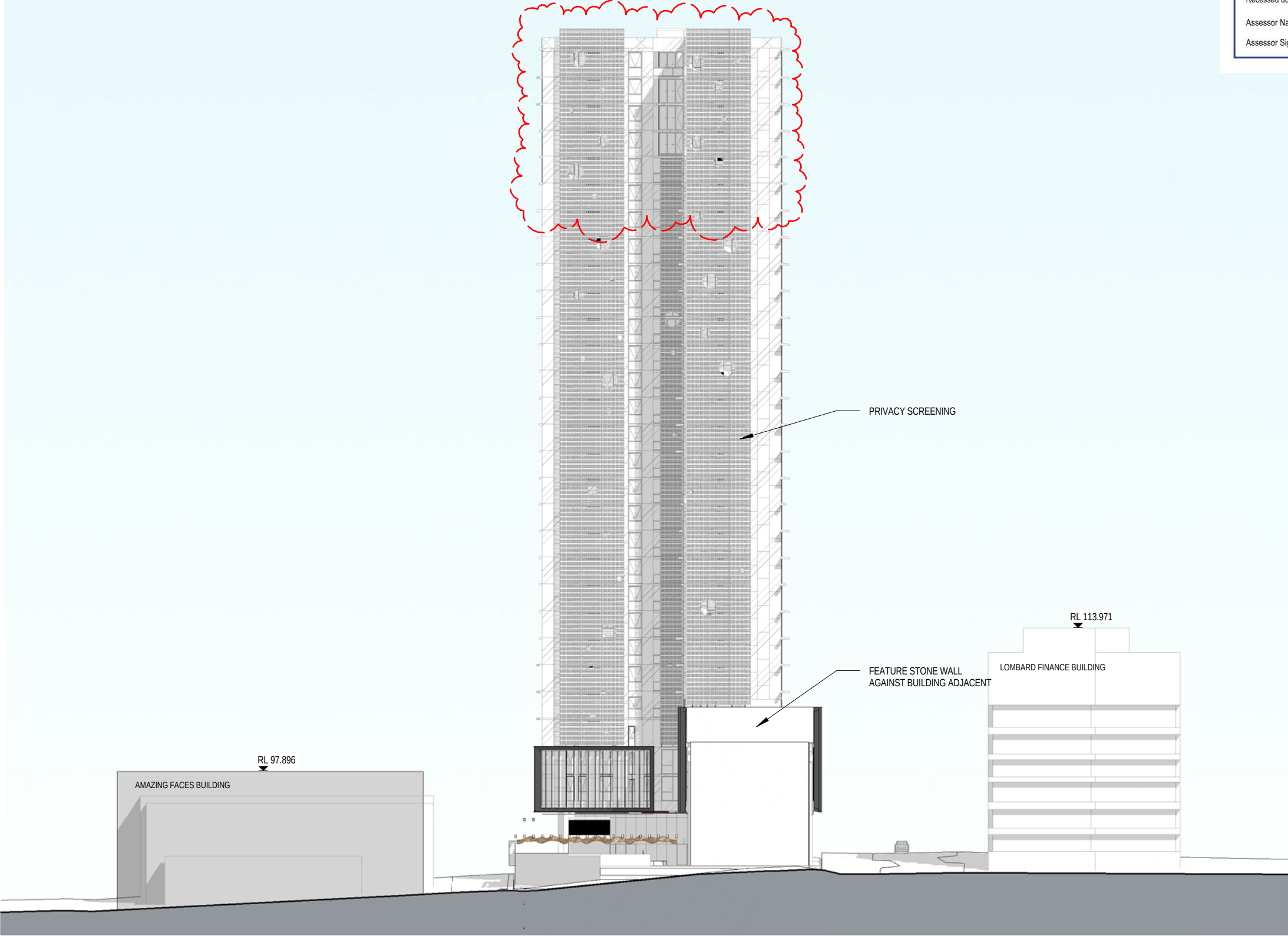
5.4 stars

heating **34.4** MJ/m²
cooling **26.7** MJ/m²

Recessed downlights confirmation:
☐ Rated with
 ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature  Date **12/05/2014**



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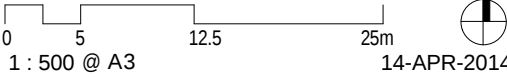
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Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

WEST ELEVATION



PA-300-4/5
FOR APPROVAL